

8940 Jones Mill Road, Chevy Chase  
[HPC Case # 35/12-11A]  
Master Plan Site 35/12, Woodland



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: June 1, 2011

### MEMORANDUM

TO: Jennifer Hughes, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #567464, alterations to greenhouse

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the May 25, 2011 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

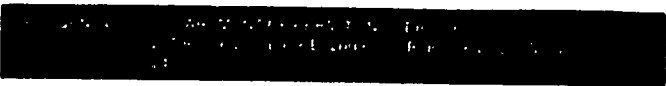
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Audubon Naturalist Society

Address: 8940 Jones Mill Road, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Lisa Alexander  
Daytime Phone No.: 301/652.9188 x.14

Tax Account No.: 530233715

Name of Property Owner: Audubon Naturalist Society Daytime Phone No.: 301/652.9188  
Address: 8940 Jones Mill Road Chevy Chase, MD 20815  
Street Number City State Zip Code

Contractor: To be determined Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 8940 Street: Jones Mill Road  
Town/City: Chevy Chase Nearest Cross Street: Woodhollow Drive  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: WES 101 398 CLEAN

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Cellar door.

1B. Construction cost estimate: \$ 10,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 5/4/11  
Signature of owner or authorized agent Date

Approved: [Signature] 6/1/11  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 267464 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

**a. Description of existing structure(s) and environmental setting, including their historical features and significance:**

Approximately 200 feet north of the mansion at 8940 Jones Mill Rd. lies the foundation walls and slab for what was formerly a greenhouse. This greenhouse was at one time a functional element of the campus, but deteriorated over time until the glass and metal framing required demolition. The remaining brick walls and wall caps are in good condition, while the slab is in poor condition and represents a safety hazard. The greenhouse site is part of a campus designed by John Russell Pope, which has landmark designation.

**b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**

The project scope includes installation of a composite deck over the existing concrete slab and installation of a cellar door to replace a plywood cover which prevents access to the former boiler room under the greenhouse. This work will be minimally visible through the property fence that lies approximately 50 feet to the north.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

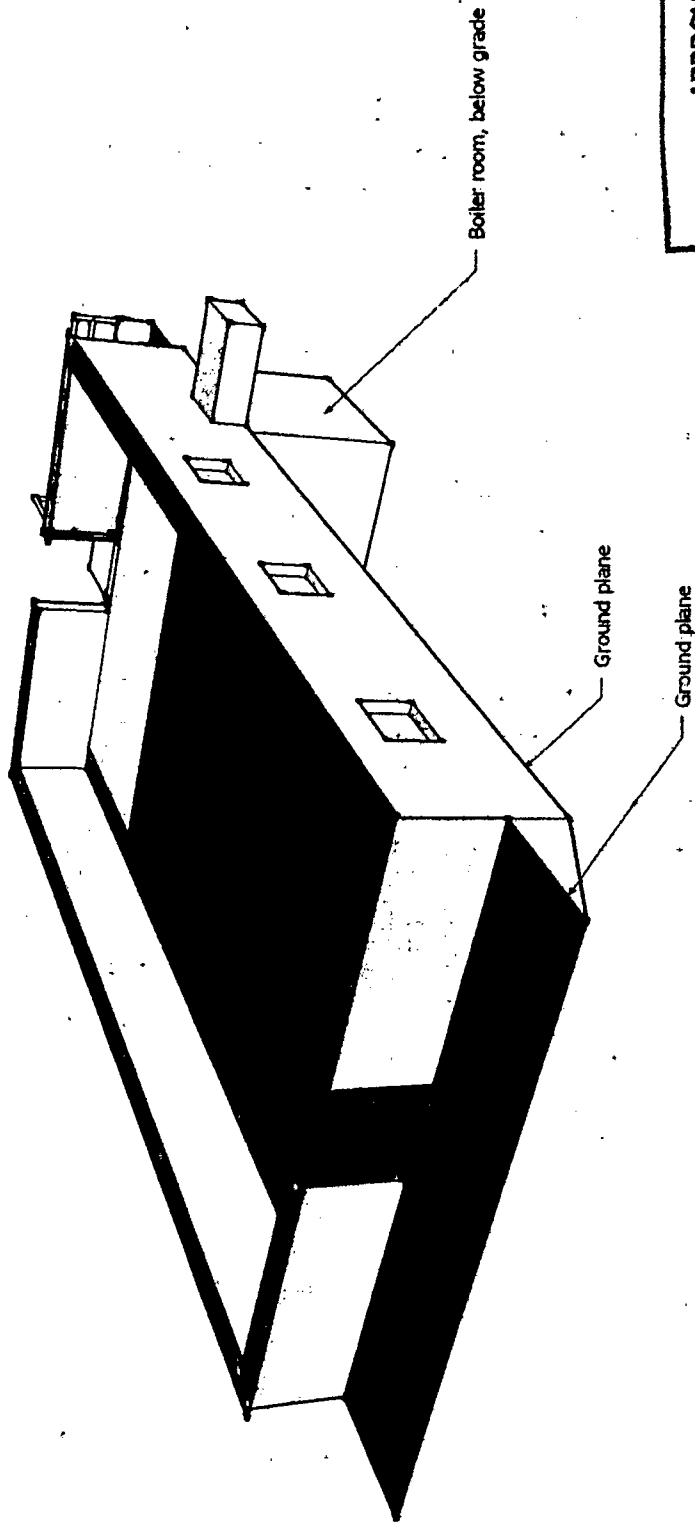
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

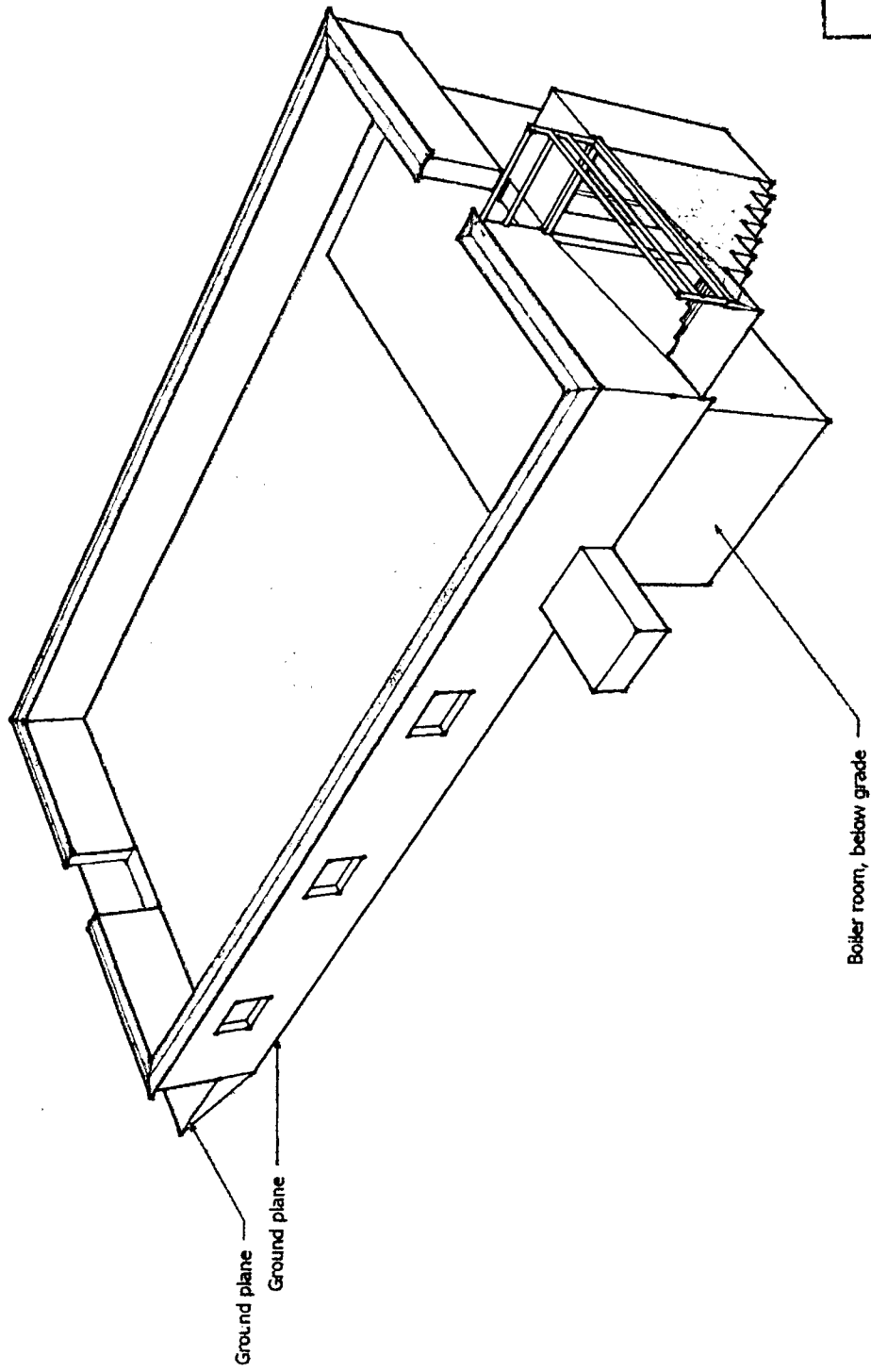
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Audubon Naturalist Society  
HAWP Application 5/4/2011

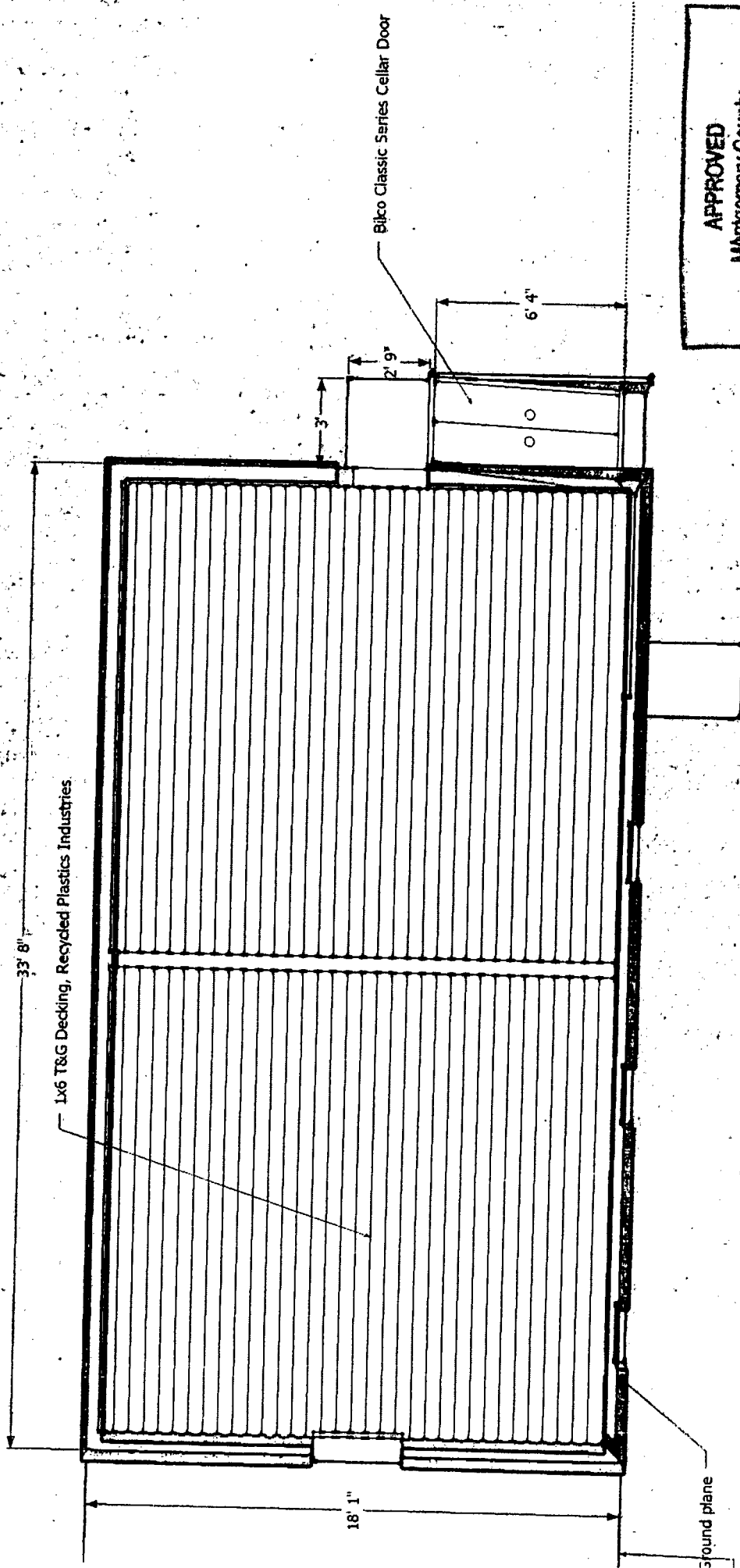


APPROVED  
Montgomery County  
Historic Preservation Commission  
5/5/11  
[Signature]

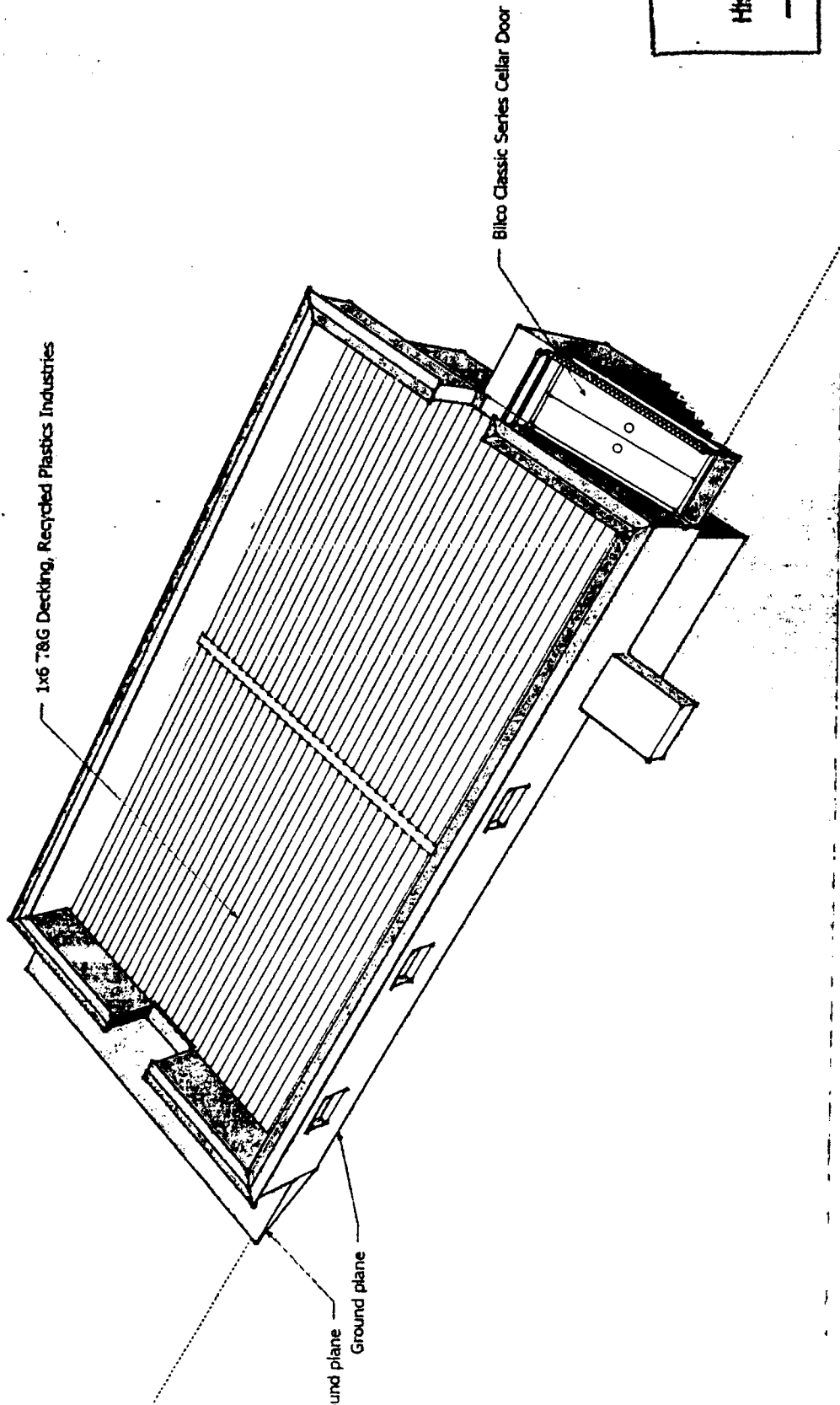


APPROVED  
 Monterey County  
 Historic Preservation Commission  
*[Signature]*

Audubon Naturalist Society  
 HAWP Application 5/4/2011  
 Plans and Elevations  
 Base Model - View from SW



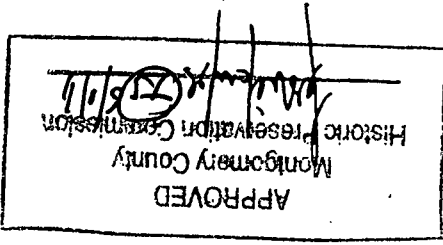
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*M. J. [Signature]* 6/1/11



APPROVED  
Montgomery County  
Historic Preservation Commission  
M. J. [Signature] 6/1/11



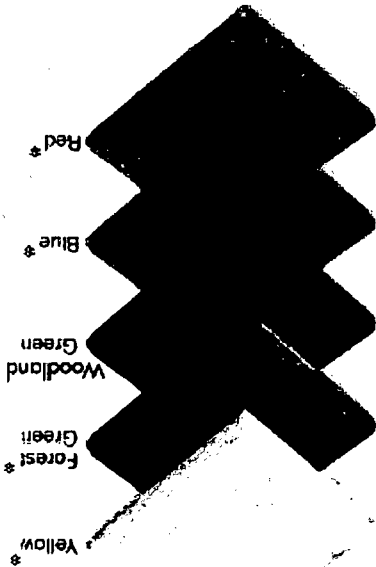
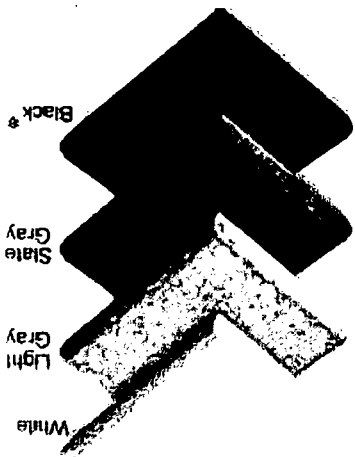
# Cut sheet - Recycled Plastics Industries 1x6 T&G Decking

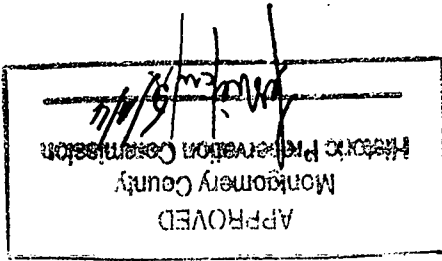


Actual Size 3/4" x 6"  
Tongue & Groove

Profiles Shown Smaller Than Actual Size

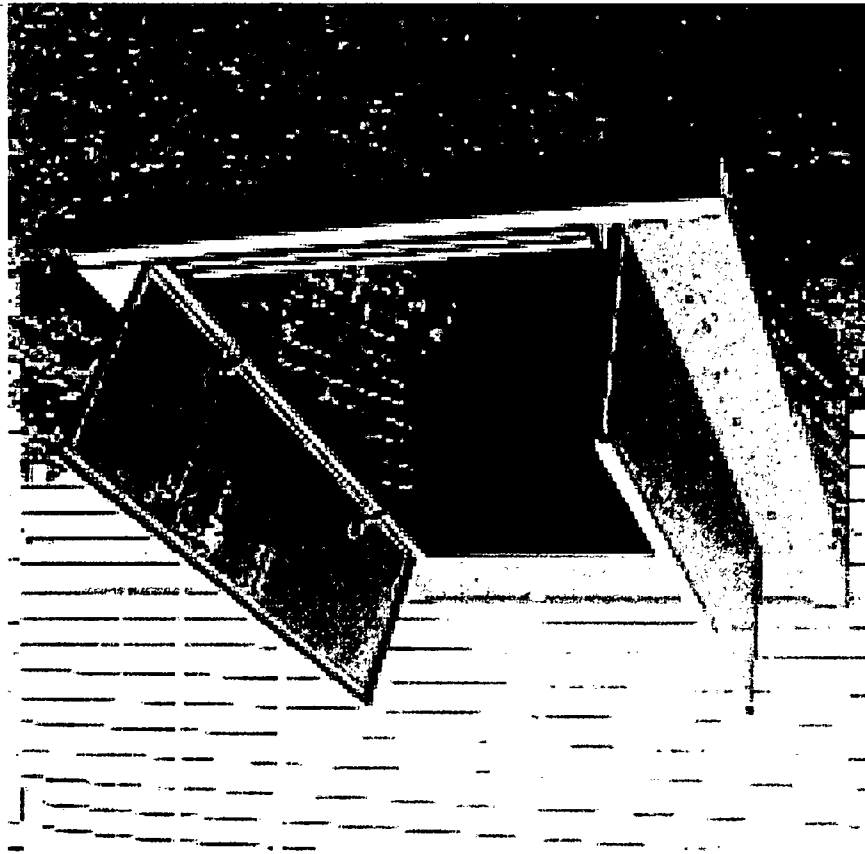
Decking Profile 1" x 6"





## Cut sheet - Bilco steel basement door

Classic Series Sloped Wall Basement Door  
Type SLW doors are designed for installation on  
areaways with sloped sidewalls built into the homes  
foundation. Doors can be installed on sidewalls of  
brick, stone, block, or poured concrete and are  
supplied with instructions and hardware for proper  
installation.



**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	8940 Jones Mill Road, Chevy Chase	<b>Meeting Date:</b>	5/25/2011
<b>Resource:</b>	Master Plan <i>Site #35/12, Woodend</i>	<b>Report Date:</b>	5/18//2011
<b>Applicant:</b>	Audubon Naturalist Society (Lisa Alexander, Agent)	<b>Public Notice:</b>	5/11/2011
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/12-11A	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Alterations to greenhouse		

**STAFF RECOMMENDATION**

Approve

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Designated Master Plan *Site #35/12, Woodend*  
**STYLE:** Georgian Revival (Environmental Setting 40.48 acres)  
**DATE:** 1927-28

**PROPOSAL**

The applicant is proposing to install composite decking over an existing concrete slab within the remaining brick walls of a former greenhouse structure. The proposed work also includes the installation of outward swinging steel Bilco hatch doors at the cellar access to the structure.

The HPC previously approved the removal of the upper section of the greenhouse and construction of a new pavilion and attached side shed enclosure in the same location in 2009. The applicant never implemented the construction of the new pavilion.

**APPLICABLE GUIDELINES**

When reviewing proposals for alterations to historic sites and new construction several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would

be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITS AND SERVICES  
155 ROOSEVELT BLVD. ROOM 1001  
BETHESDA, MD 20814

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: Lisa Alexander  
Daytime Phone No.: 301/652.9188 x.14

Tax Account No.: 530233715

Name of Property Owner: Audubon Naturalist Society Daytime Phone No.: 301/652.9188

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Street Number City State Zip Code

Contractor: To be determined Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 8940 Street: Jones Mill Road

Town/City: Chevy Chase Nearest Cross Street: Woodhollow Drive

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: WES 101 398 CLEAN

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

**CHECK ALL APPLICABLE:**

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Cellar door.

1B. Construction cost estimate: \$ 10,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 5/4/11  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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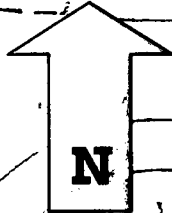
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Audubon Naturalist Society  
HAWP Application 5/4/2011

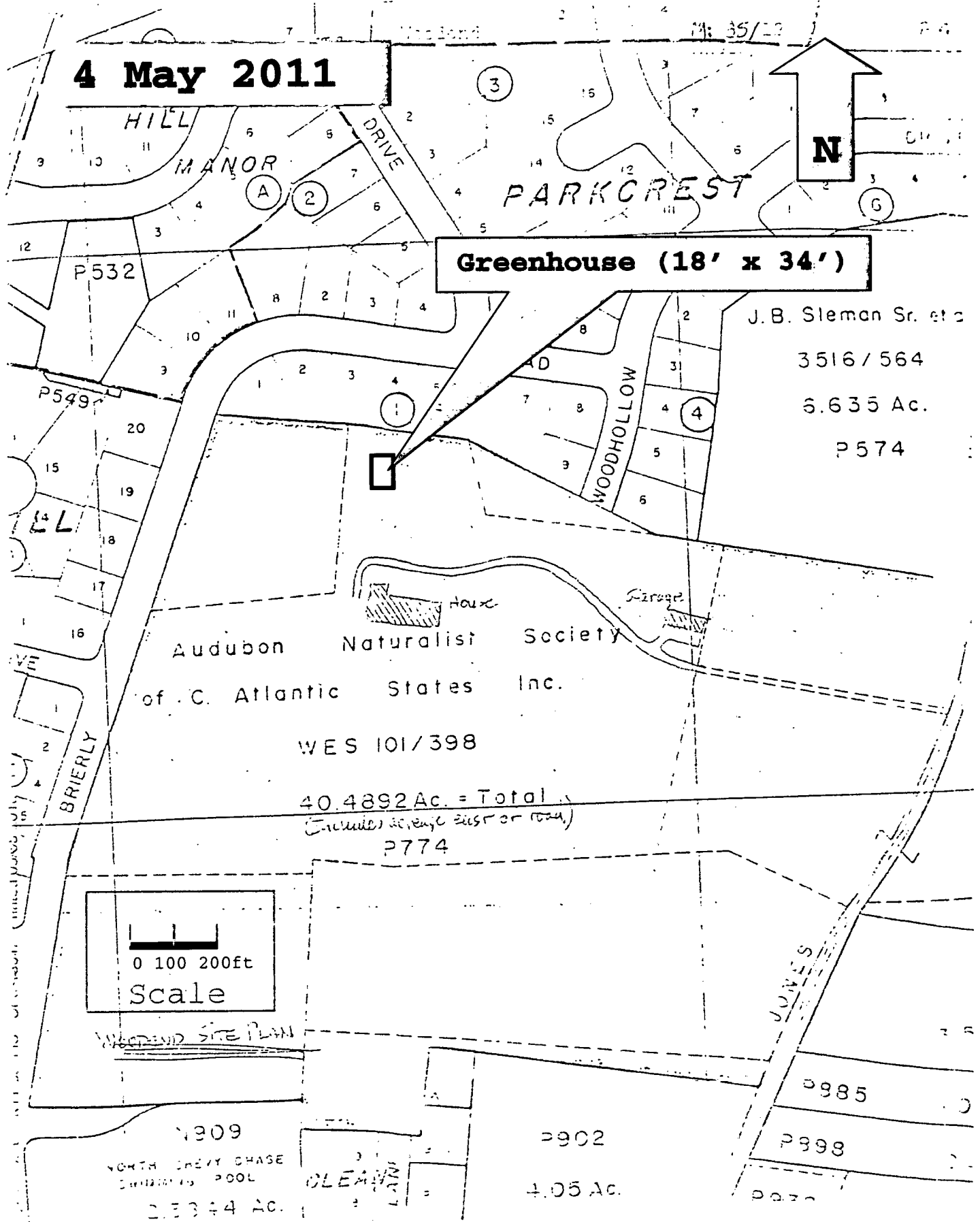
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
**[Owner, Owner's Agent, Adjacent and Confronting Property Owners]**

<p><b>Owner's mailing address</b></p> <p>8940 Jones Mill Road          Chevy Chase, MD 20815</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b>          (Note: immediately adjacent property owners on north side of campus are listed below)</p>	
<p>Malcom &amp; Alina Brenner          9101 Brierly Road          /          Jane Anne Gavahan          9103 Brierly Road          /          Joseph V Cupo          9105 Brierly Road</p>	<p>Timothy O &amp; HL Lipman          3214 Woodhollow Drive          /          ALL:          Chevy Chase, MD 20815</p>
<p>/          Stacey J Berman          9107 Brierly Road          /          Mildeen G Worrell          9109 Brierly Road          /          Charles M Kogod</p>	
<p>9111 Brierly Road          /          Steven M Schwartz          9113 Brierly Road          /          William P &amp; RA Panton          3213 Woodhollow Drive</p>	

4 May 2011



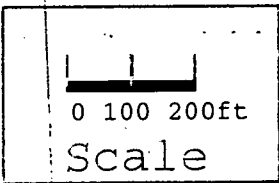
Greenhouse (18' x 34')



J.B. Sleman Sr. et al  
3516 / 564  
6.635 Ac.  
P574

Audubon Naturalist Society  
of C. Atlantic States Inc.

WES 101/398  
40.4892 Ac. = Total  
(Includes acreage east of road)  
P774



WEEKEND SITE PLAN

1909  
NORTH BERRY CHASE  
SWIMMING POOL  
2.3344 AC.

CLEAN  
LAWN

1902  
4.05 AC.

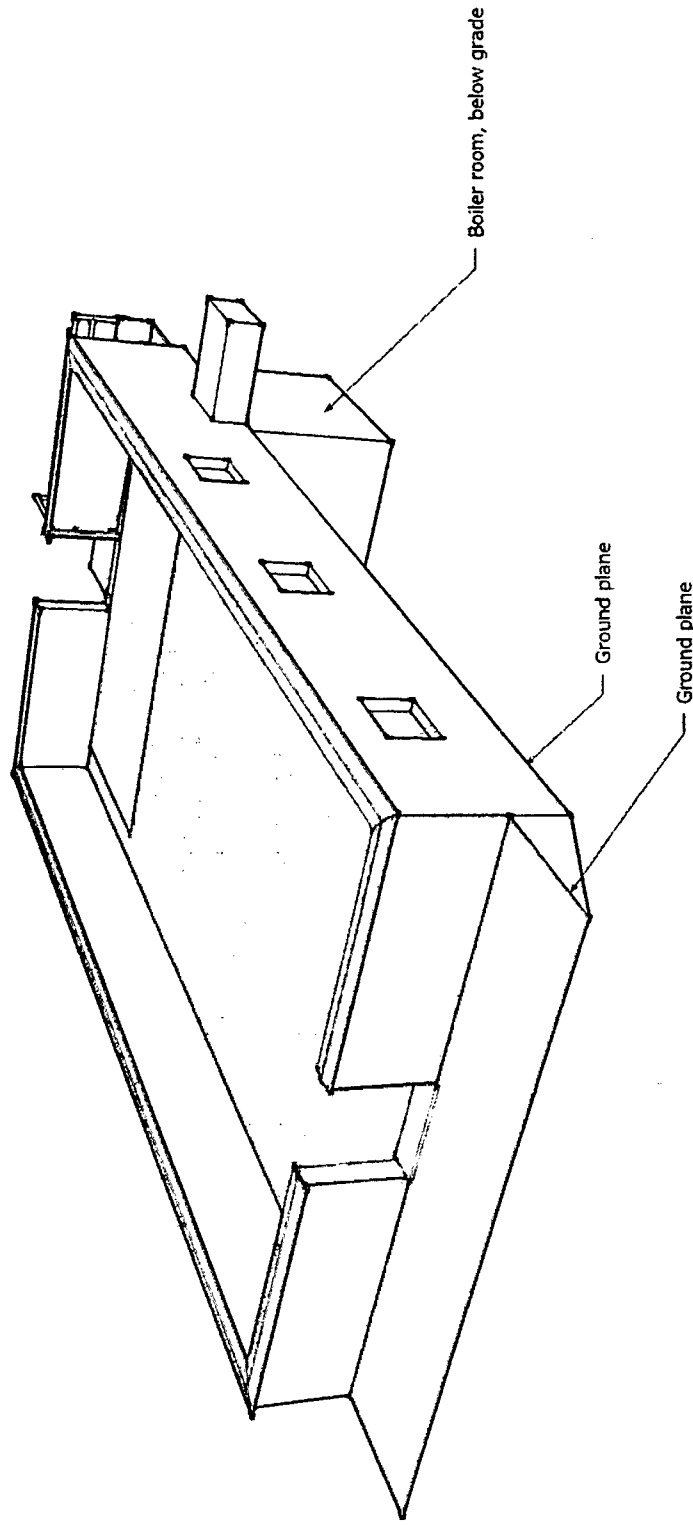
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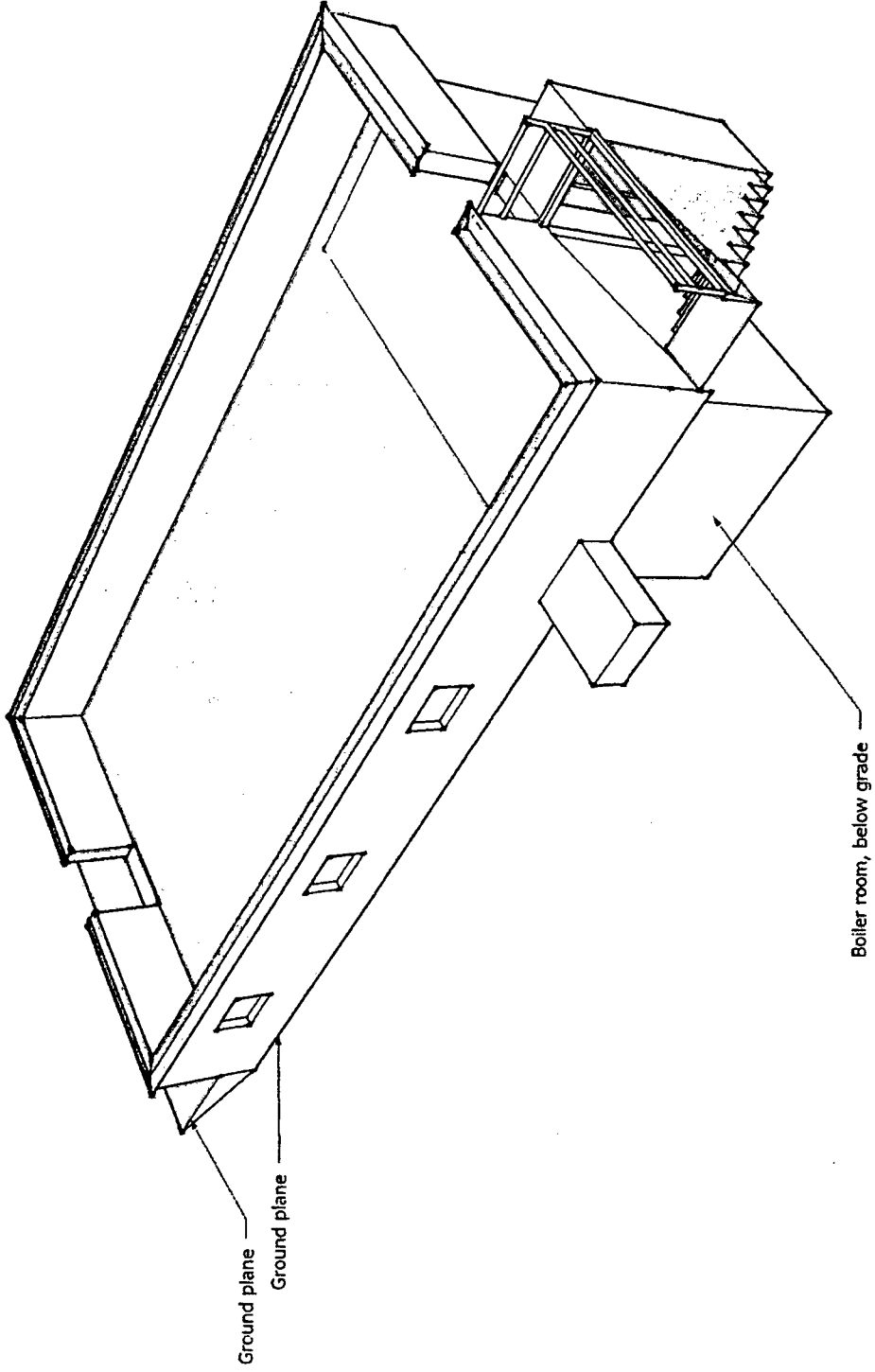
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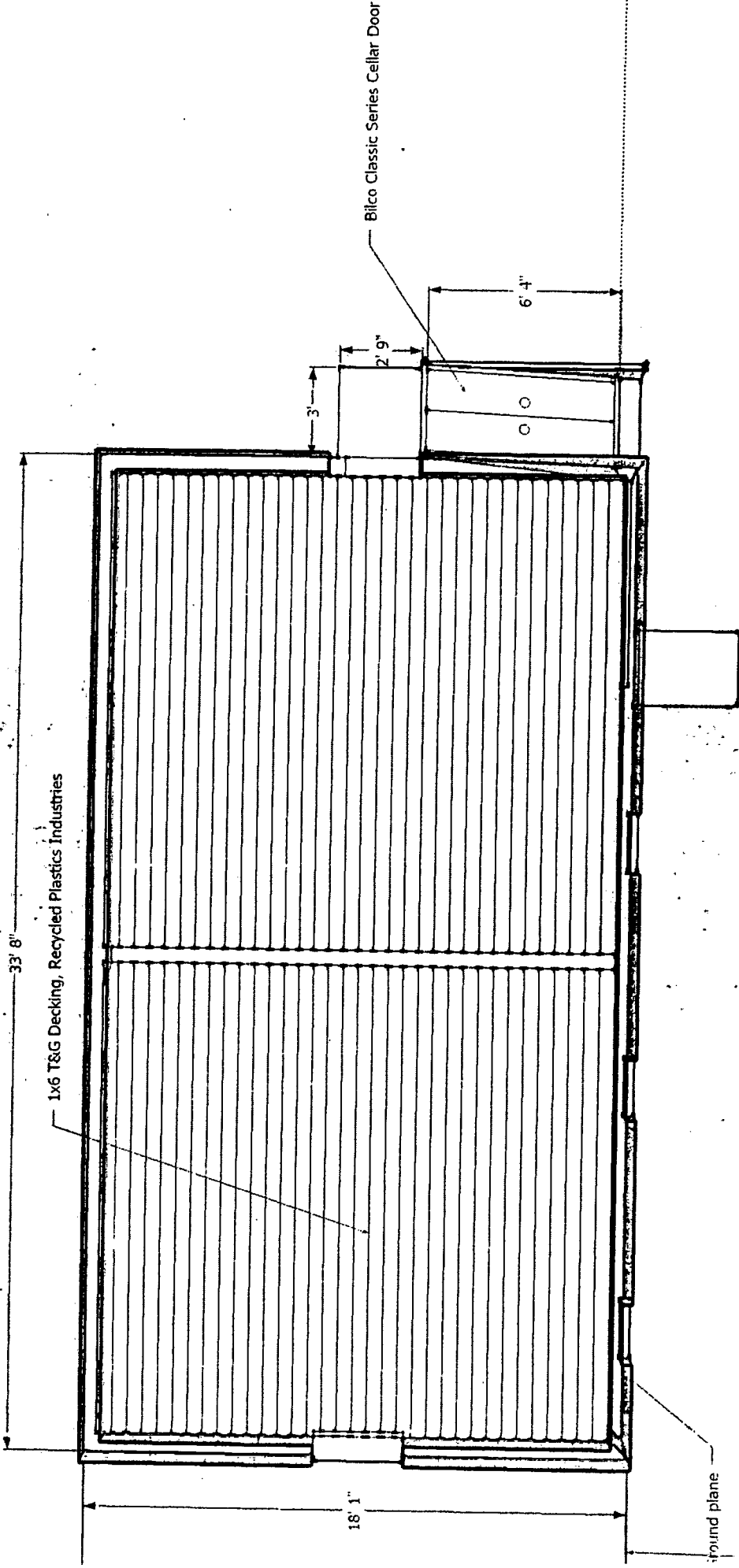
Audubon Naturalist Society  
HAWP Application 5/4/2011  
Plans and Elevations  
Site Plan

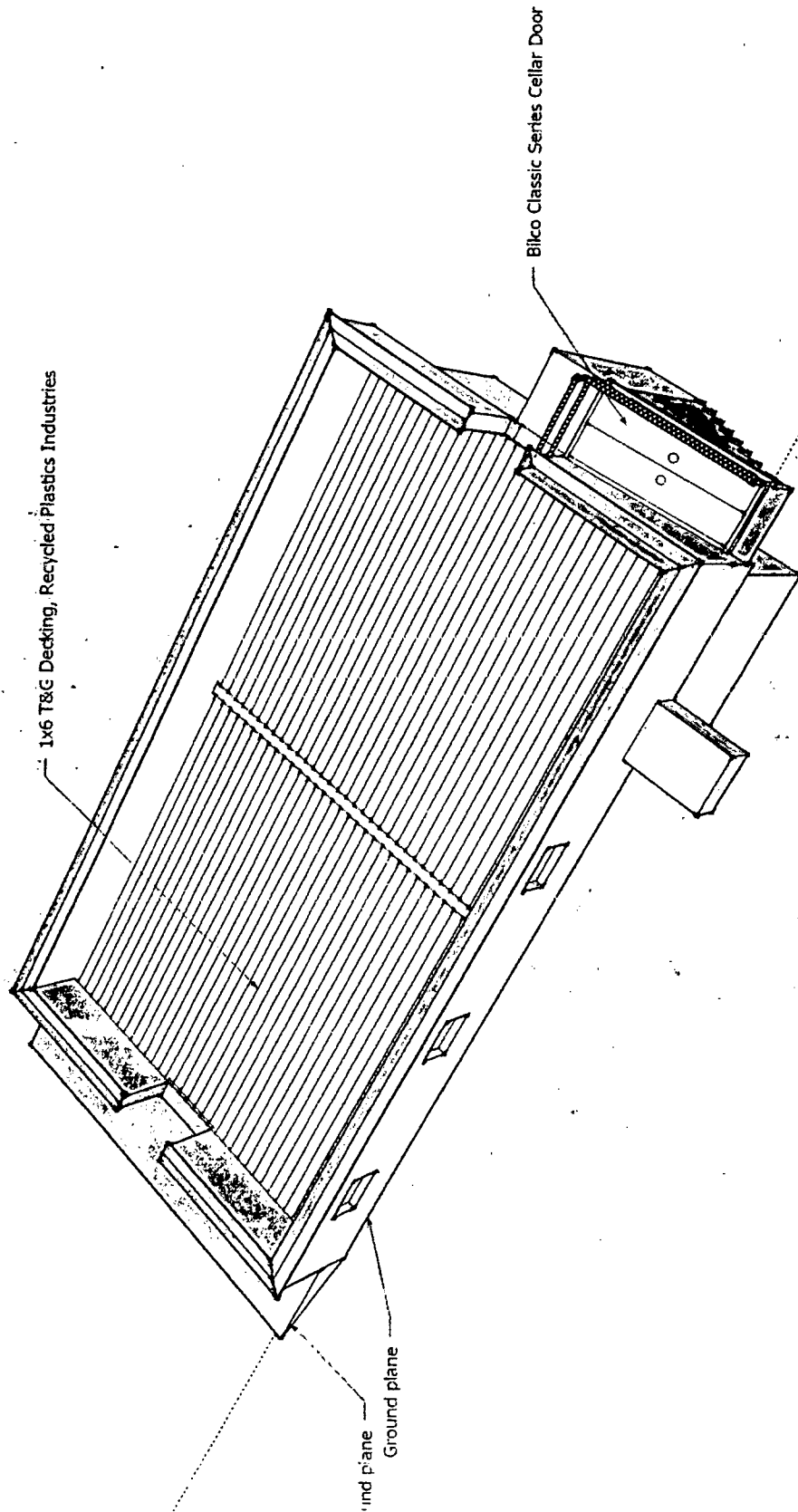
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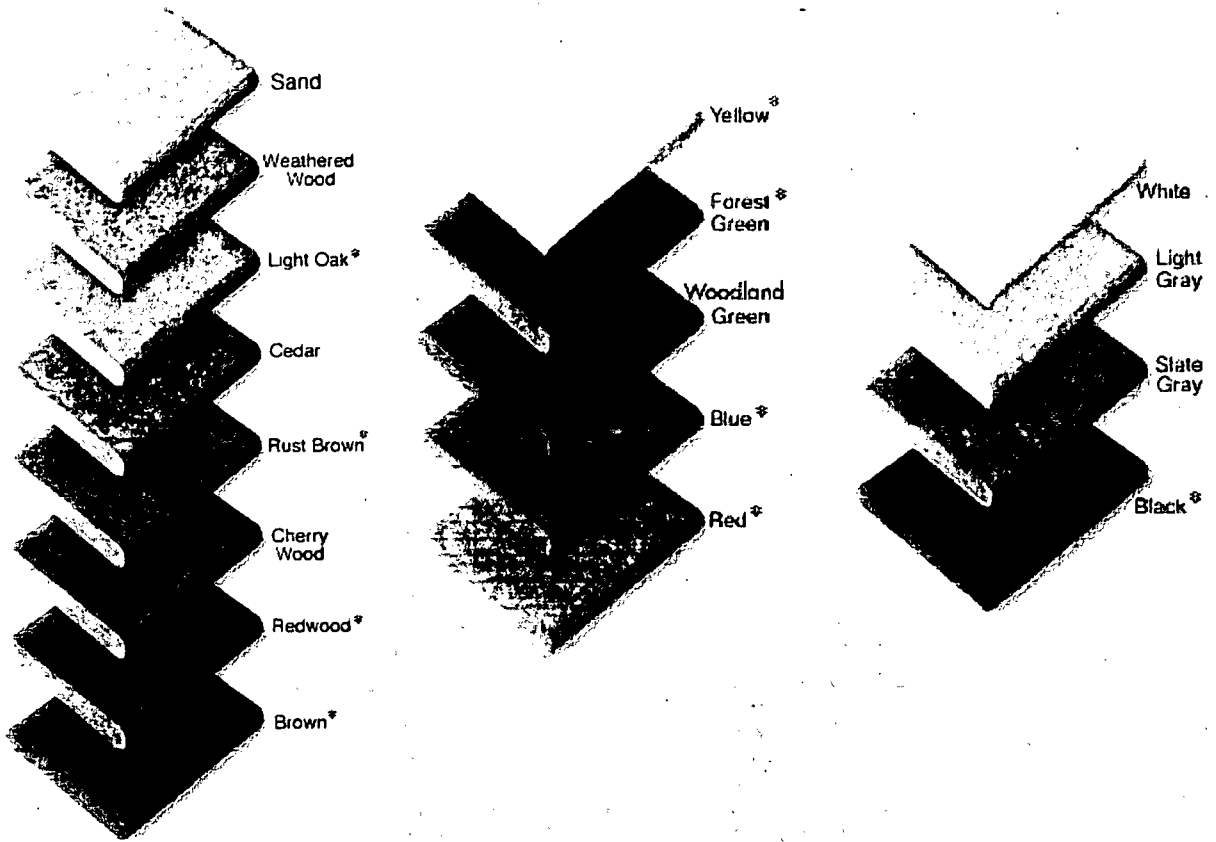








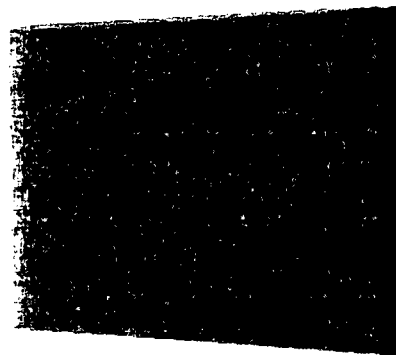
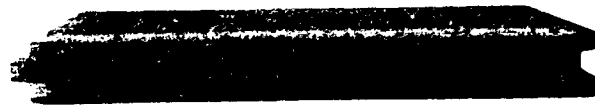
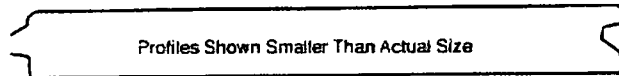
10



**Decking Profile 1" x 6"**

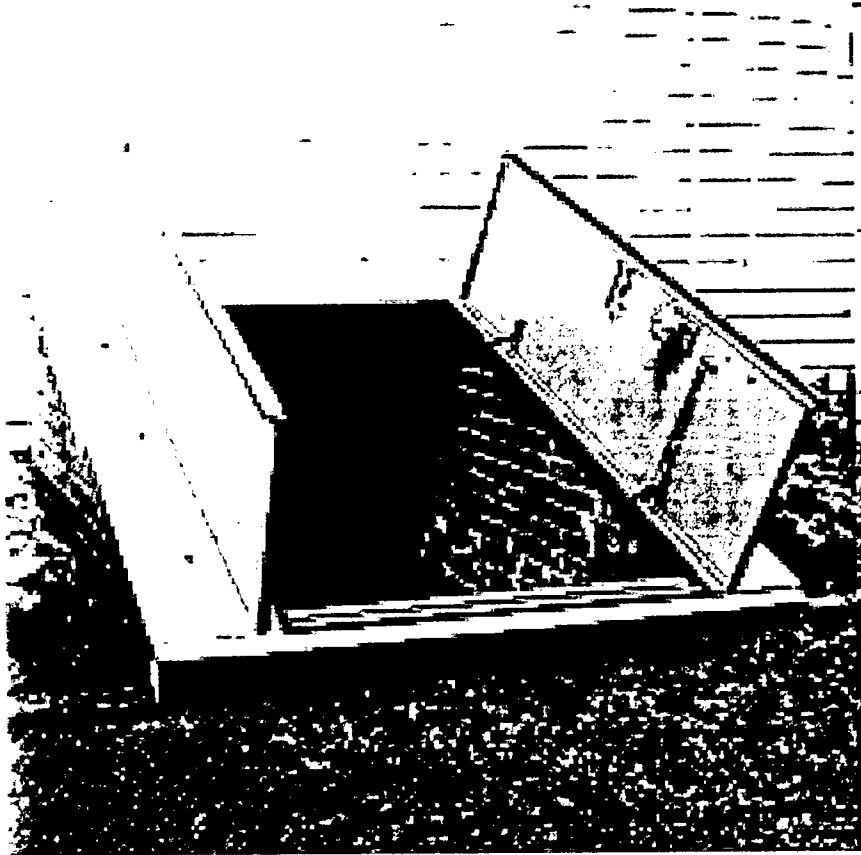
**Actual Size 3/4" x 6"**

**Tongue & Groove**



**Cut sheet – Recycled Plastics Industries 1x6  
T&G Decking**





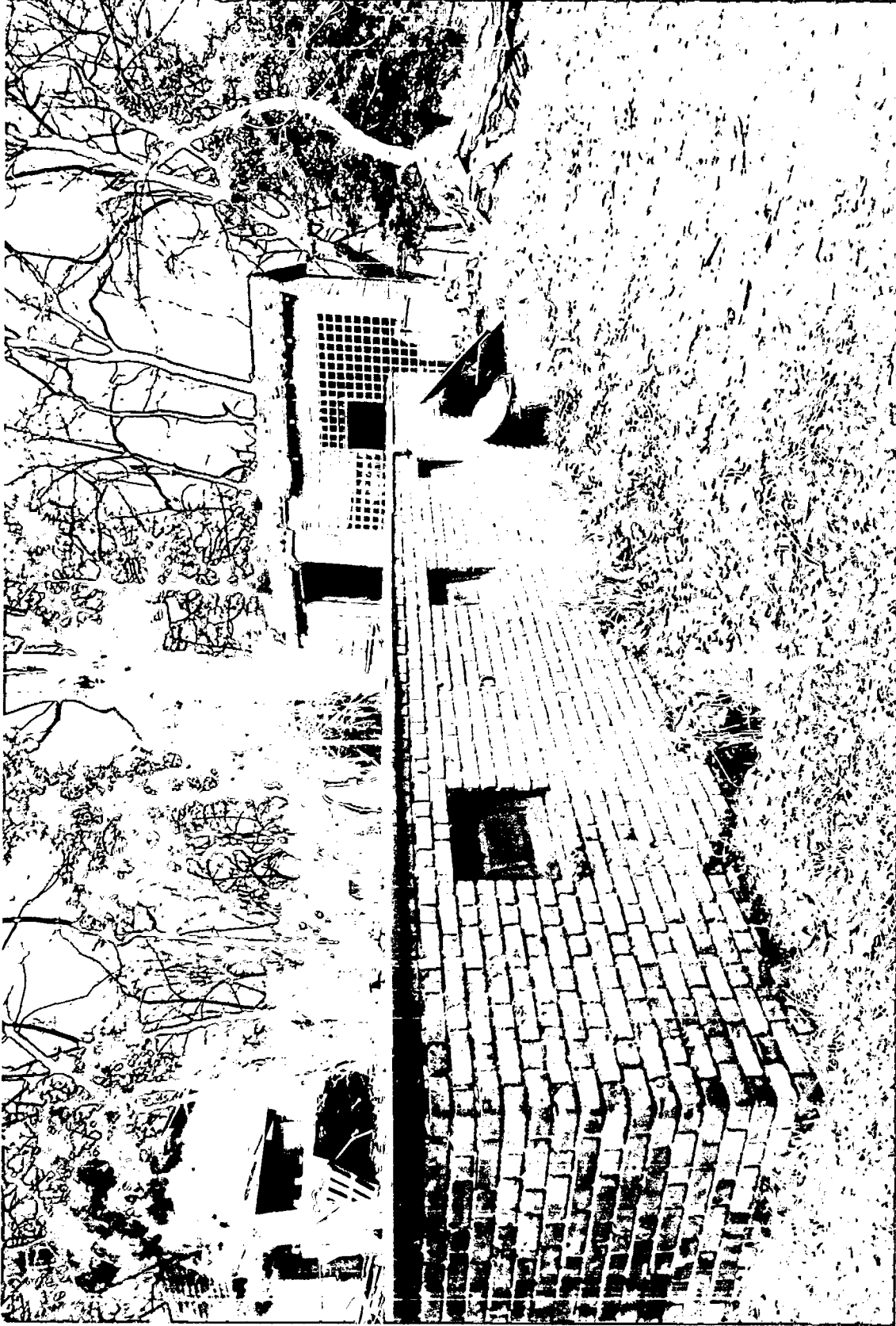
**Classic Series Sloped Wall Basement Door**  
Type SLW doors are designed for installation on areaways with sloped sidewalls built into the homes foundation. Doors can be installed on sidewalls of brick, stone, block, or poured concrete and are supplied with instructions and hardware for proper installation.

**Cut sheet – Bilco steel basement door**



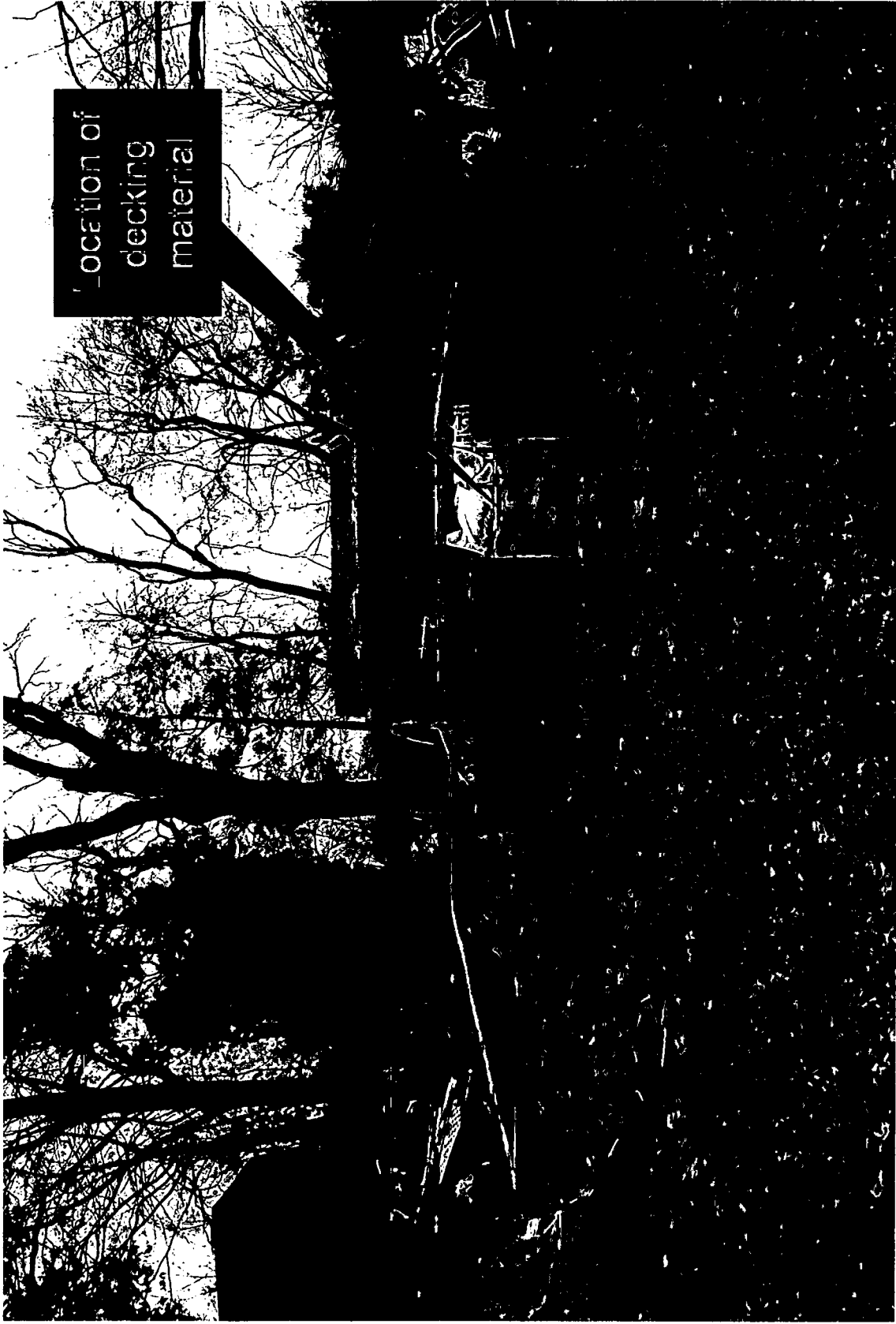
Greenhouse structure, looking south. View approximates that of neighbors, but note that camera is closer to structure than the fenceline.

13



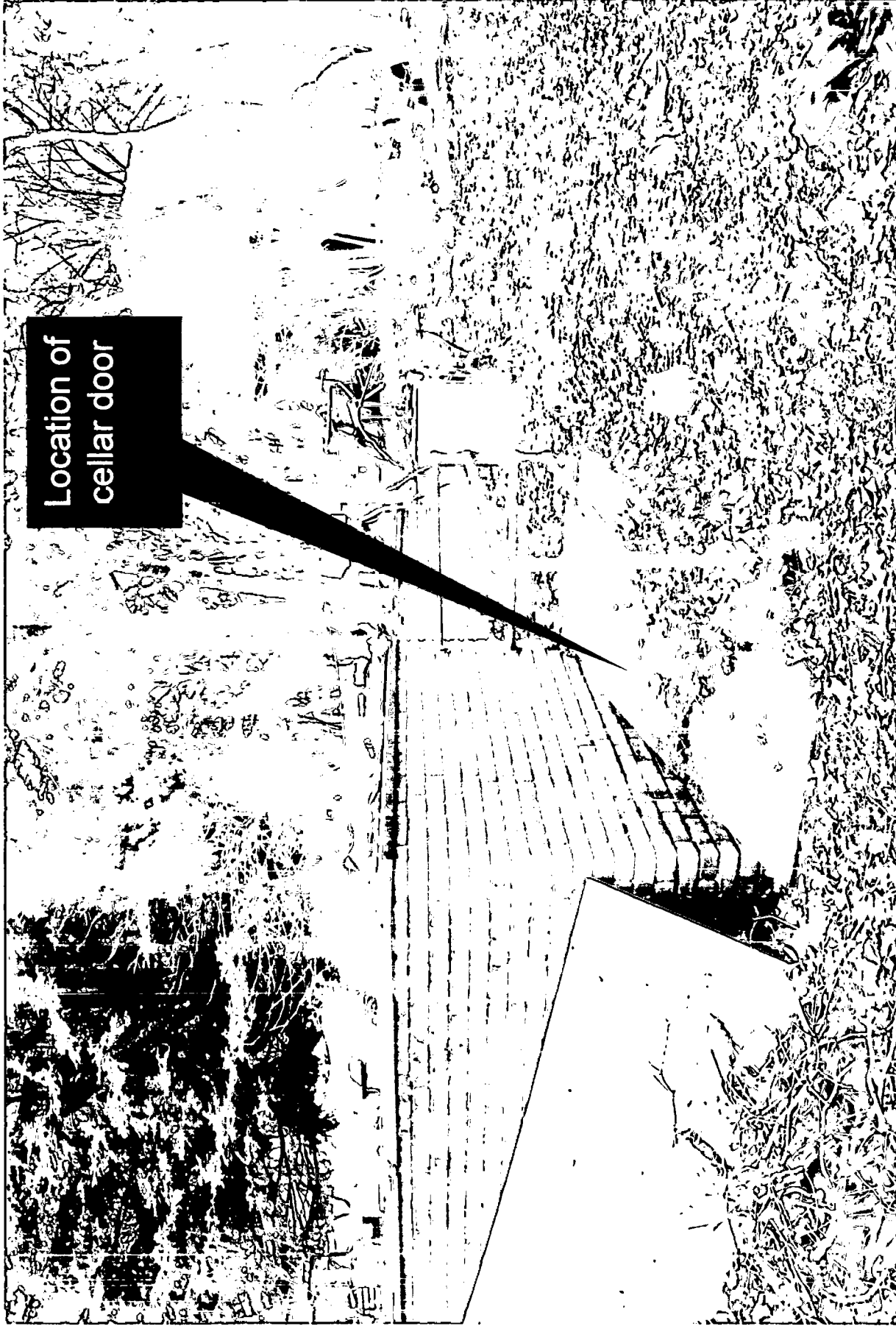
Greenhouse structure, looking northwest.





Greenhouse structure, looking north. Note that garden shed has been demolished.

15



Greenhouse structure, looking west-southwest.

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